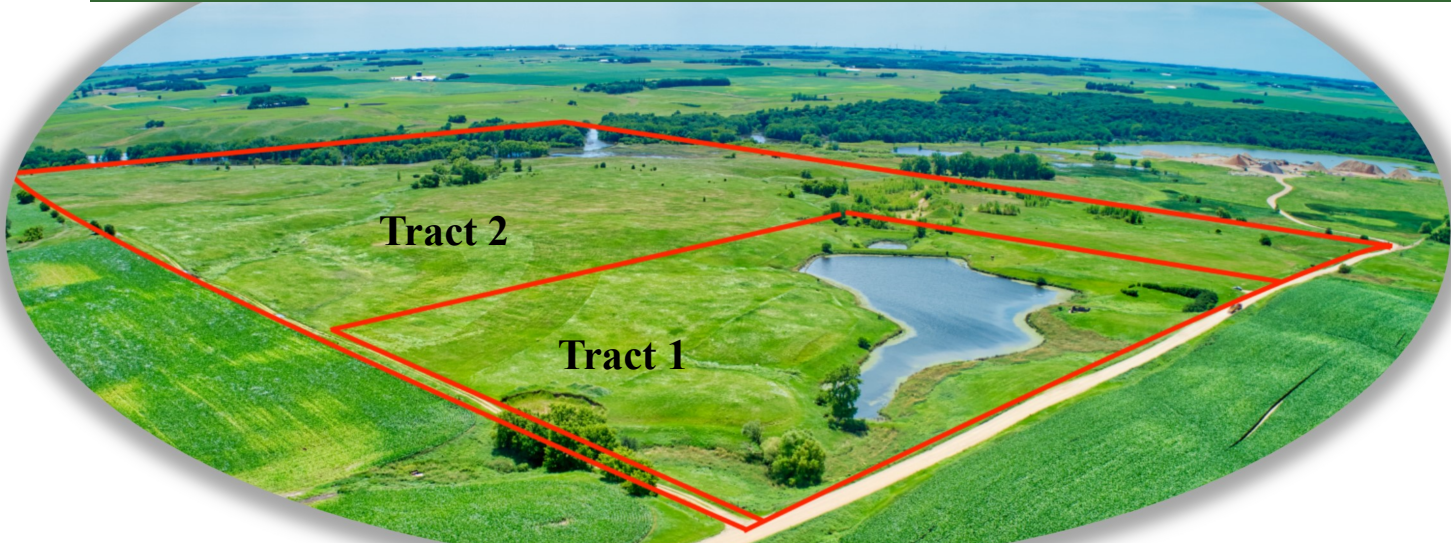


Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, August 29, 2018 at 10:00 A.M.

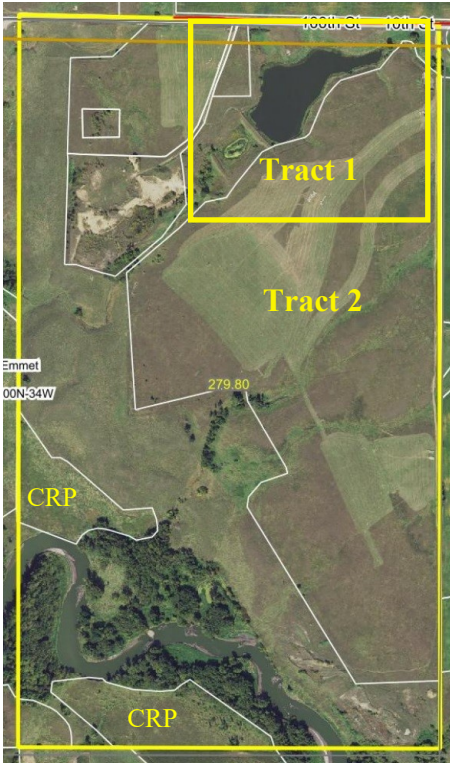


434 Acres - 3 Tracts  
Emmet County, IA & Jackson County, MN

Sale Location: Elks Lodge, 3665 Highway 9, Estherville, IA

Method of Sale: Successful bidder will have choice of Tract 1, Tract 2 and/or Tract 3.

Location of Tracts 1, 2 & 3: 6 miles north of Estherville, IA on N26 and 1/2 mile west on 100th St.



Tract 1 - 40 Acres <sup>More or Less</sup> Emmet Township, Emmet County, IA

Tract 1 Legal Description: Part of the Northeast Quarter (Pt. NE¼) of Section Eight (8), Township One Hundred (100) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa. Final acres and boundaries to be surveyed prior to sale. Exact legal to be taken from survey.



Annual Real Estate Taxes For Tract 1: \$740 est.

Tract 2 - 234 Acres <sup>More or Less</sup> Emmet Township, Emmet County, IA

Tract 2 Legal Description: The East Fractional Half (E. Fr 1/2) of Section Eight (8), Township One Hundred (100) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa except for 40 acre tract in the Northeast Quarter.

Annual Real Estate Taxes For Tract 2: \$2,856 est.

Tract 1 & 2 Combined Surety/AgriData Avg. CSR2: 51.6

Tract 1 & 2 Combined Surety/AgriData Avg. CSR1: 45.6

**FSA Information:**

Combined Cropland Acres for Tracts 1 & 2: 146.42 acres

Tract 2 CRP Acres: 16.8 acres

Annual Contract Payment: \$2,822

Contract Expiration Date: 9/30/2022



# Land Auction

## Wednesday, August 29, 2018 at 10:00 A.M.



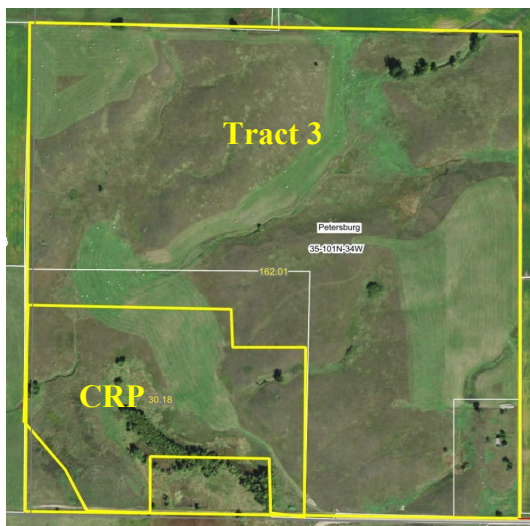
**Tract 3 Legal Description:** The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-five (35), Township One Hundred One (101) North, Range Thirty-four (34) West of the 5th P.M., Jackson County, MN.

### FSA Information For Tract 3:

Cropland Acres: 150.79  
CRP Acres: 30.18 acres  
Annual Contract Payment: \$6,898  
Contract Expiration Date: 9/30/2024

**Productivity Index:** 80.3

**Annual Real Estate Taxes:** \$3,790



**Auctioneer's Note:** Attention cattlemen, outdoorsman & land buyers, these properties offer so much opportunity they are a "must see." Tract 1 offers the perfect location to build your dream home on a private pond surrounded by bountiful space for recreation. Tracts 2 & 3 offer opportunities for agricultural production, recreational hunting & fishing, or to mine sand and gravel. Tracts are ideally located  $\frac{1}{2}$  mile west of a hard-surfaced road. Opportunities to buy properties like these rarely become available.

**For More Information Call Shane Brant 712-301-4664**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before November 1, 2018. Real estate taxes to be prorated to December 31, 2018. Tract 1 to be surveyed prior to the auction. Seller to retain 100% of 2018 CRP payments. Buyer to receive 100% of 2019 CRP payments. Buyers agree to assume any existing CRP contracts. All final bids are subject to seller approval.

**S&H Hansen Farms Inc. and LJ Hansen Inc., Owners**

**Auctioneers:** Ben Hollesen 712-253-5779 and Clinton Jones 712-363-3522

**Midwest Land Management and Real Estate, Inc.**

**Ben Hollesen • 712-253-5779**

**Travis Johnson • 712-330-5345**

**Shane Brant • 712-301-4664**

**[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)**

**MIDWEST LAND**  
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.